

Taunton Group

Community Development

November 12, 2018

Brent Moore
Sr. Subdivision/Current Planner
Planning & Development Services
City of Boise
150 N. Capitol Blvd.
Boise ID 83702

Re: Kirsten Preliminary Plat Extension Request: SUB15-00055, 6298 S. Cole Rd.

Dear Brent,

On November 29, 2016, the Boise City Council rezoned the Syringa Valley property to SP-03 Syringa Valley Specific Plan and approved the Kirsten Subdivision Preliminary Plat. Since the approval, the owner and developer, Corey Barton Homes, Inc. (CBH) chose to focus initial development activities south of Lake Hazel Rd. and submitted a second preliminary plat to the City. City Council approved the Barnwood Preliminary Plat on January 30, 2018.

The reason for the change in approach was CBH's intent to construct the 10-acre Community Center, the major amenity in Syringa Valley located south of Lake Hazel, within the initial phase of the residential community. Additionally, the Barnwood Preliminary Plat allows CBH to concentrate the installation of backbone infrastructure, particularly the lift station, with the first phase of residential development. Phase 1 of the Barnwood Preliminary Plat is currently under construction.

The opening of the Lake Hazel Rd. and Orchard St. extensions from Cole Rd. to Gowen Rd. in July 2018, removes the building permit and occupancy permit restrictions from the Kirsten Preliminary Plat. It is now appropriate for CBH to begin preparation of a final plat for the first phase of the Kirsten Subdivision. To accomplish this task, CBH is requesting a 12-month extension of the Kirsten Preliminary Plat.

Thank you, Brent, for your assistance with this extension request. Please contact me if you have any questions. We have paid the required fee separately.

Btaunton

Bob Taunton, President

Taunton Group, LLC

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